

SEP 10 1983
Dorothy S. Tankersley

MORTGAGE

96030

BOOK 1624 PAGE 873

THIS MORTGAGE is made this 2nd day of September 1983, between the Mortgagor, Frank E. Neal and Marilyn L. Neal (herein "Borrower"), and the Mortgagee, UniMortgage Corporation of SC, a corporation organized and existing under the laws of State of South Carolina whose address is Piedmont East Building Suite 500A 37 Villa Road Greenville, South Carolina 29615 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 28,500.00 which indebtedness is evidenced by Borrower's note dated September 2, 1983 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on September 10, 1998;

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land, situate, lying and being on the northern side of West Lee Road, Chick Springs Township, County of Greenville, State of South Carolina, being shown and designated as Lot 4 on plat of resubdivision of the Property of T. E. Green, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book BBB, Page 51, and having according to said plat, the following metes and bounds, to wit: BEGINNING on the northern side of West Lee Road at the joint front corner of Lots 4 and 5 and running thence N. 15-25 E. 122.5 feet; thence S. 80-25 E. 90.5 feet; thence S. 15-25 W. 131.7 feet; thence N. 74-35 W. 90 feet to the point of beginning. DERIVATION: This being the same property conveyed to Grantor herein by deed of O. B. Godfrey dated May 23, 1967 as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 820, Page 354, on May 25, 1967.

This also being the same property conveyed to Frank E. Neal and Marilyn L. Neal by deed of B. C. Porter and Jayne B. Porter recorded August 25, 1977 in Deed Book 1063, Page 442.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
SEP 13 1983
TAX
\$ 11.40

which has the address of 706 West Lee Road Taylors South Carolina 29687 (herein "Property Address");

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property." Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:
1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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